

# OFFICE MARKET INDICATORS GERMANY 2020



City	Rents (€/m²)	Take-up (m²)	Vacant space (m²)					Space under construction (m²)				Space on offer (m²)		Vacancy rate (%)	
	top rent*		total	modern	normal	unrefurbished	finished	total	available	available	projected				
		2020	total	of this, since completion	total	this, since completion	2021	from 2022							
	1	2	3=(4+6+8)	4	5	6	7	8	9	10	11=(9+10)	12	13=(3+12)	14	15
Berlin	40.00	710,000	479,000	161,000	14,000	312,000	8,000	6,000	786,000	555,000	1,341,000	759,000	1,238,000	3,496,000	2.4%
Düsseldorf	28.50	275,000	847,000	197,000	32,000	642,000	7,000	8,000	66,000	183,000	249,000	70,000	917,000	572,000	8.8%
Essen	16.40	85,000	110,000	25,000	4,000	79,000	0	6,000	70,000	0	70,000	9,000	119,000	256,000	3.6%
Frankfurt	47.00	385,000	1,202,000	507,000	79,000	686,000	3,000	9,000	257,000	359,000	616,000	285,000	1,487,000	1,432,000	7.8%
davon gif-Gebiet	47.00	339,000	851,000	406,000	76,000	436,000	2,000	9,000	229,000	338,000	567,000	265,000	1,116,000	822,000	7.5%
Hamburg	32.00	333,000	575,000	116,000	26,000	422,000	0	37,000	123,000	284,000	407,000	193,000	768,000	1,239,000	4.1%
Cologne	26.00	211,000	290,000	44,000	1,000	239,000	0	7,000	95,000	106,000	201,000	83,000	373,000	480,000	3.6%
Leipzig	17.00	139,000	183,000	54,000	3,000	82,000	0	47,000	34,000	33,000	67,000	32,000	215,000	211,000	4.8%
Munich	39.50	568,000	643,000	177,000	54,000	463,000	0	3,000	376,000	637,000	1,013,000	552,000	1,195,000	2,609,000	3.0%
<b>Total 2020</b>		<b>2,706,000</b>	<b>4,329,000</b>	<b>1,281,000</b>	<b>213,000</b>	<b>2,925,000</b>	<b>18,000</b>	<b>123,000</b>	<b>1,807,000</b>	<b>2,157,000</b>	<b>3,964,000</b>	<b>1,983,000</b>	<b>6,312,000</b>	<b>10,295,000</b>	<b>4.5%</b>
Total 2019		4,089,000	3,682,000	1,060,000	119,700	2,459,000	15,500	163,000	1,691,000	2,185,000	3,876,000	1,718,000	5,400,000	8,902,000	3.9%

\* The top rent given applies to a market segment of 3-5 % in each case.

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